

WICHITA HISTORIC PRESERVATION BOARD Minutes
12 DECEMBER 2005
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.

The regular meeting of the Historic Preservation Board was held Monday, December 12, 2005 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present: Kim Edgington (in at 3:05)
 Jim Guy
 Elena Ingle
 Roberta Johnson (in at 3:47)
 George Platt
 Claire Willenberg

Members Absent: Mim Heisterman

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation, MAPD
 Valerie Robinson, Recording Secretary in at (3:05)
 Marsha Meyer, City Archaeologist
 Dave Barber, Manager, Advanced Plans Section

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Request to add HPC2005-00275 125 N Emporia to the Item No. 7-# 8.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

Letters from SHPO about Petroleum Building, Grace ME Church and Mentholatum Building. These buildings were placed on Kansas State Register of historic places and have been sent on to National Park Service for National Register listing.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 14 NOVEMBER MEETING

Motion #1 made by Guy, 2nd by Ingle to approve November 14, 2005 minutes as presented but would like the minutes to reflect that members from the public were present and made comments in reference to the proposed Arena location under Miscellaneous Matters #8-1. Motion carried unanimously (5-0).

ITEM NO. 6 OLD BUSINESS

None

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2005-00265) environs Old County Courthouse, Soldiers and Sailors Monument, Ark Valley Lodge
 APPLICANT: Sedgwick County
 FOR: 528 N. Main, Munger Building

Applicant proposes to replace approximately 150 brick at the base of the porch supports on the inner and rear side.

2. **MINOR:** (HPC2005-00266) environs, Harvester International Bldg and Jobbers and Warehouse Historic District
 APPLICANT: Lewis and Associates
 FOR: 837E. Central

Applicant proposes to install a new concrete block wall to replace masonry wall on the south side of the building damaged by fire.

3. **MINOR:** (HPC2005-00267) environs, Park Place/Fairview Historic District
 APPLICANT: Huffman Trust
 FOR: 1356-58 N Wellington

Applicant proposes to tear off roof to deck, recover, install new flashing as needed and re-roof two-family dwelling with composition shingle.

4. **MINOR:** (HPC2005-00268) environs, John Mack Bridge
 APPLICANT: George Lay Signs
 FOR: 2621 S. Broadway

Applicant proposes to replace two existing sign faces with new LED single faced sign facing north and full color LED message center.

5. **MINOR:** (HPC2005-00270) environs, Topeka/Emporia Historic District
 APPLICANT: Boehr Contracting
 FOR: 1149 N St. Francis

Applicant proposes to tear off roof down to deck, re-deck and shingle with 3-tab composition shingles

6. **MINOR:** (HPC2005-00271) Topeka/Emporia Historic District
 APPLICANT: Larry Booze Roofing
 FOR: 1227 N. Topeka

Applicant proposes to overlay existing flat roof covering with new EPDM roof and new galvanize wall flashing.

Motion #2 made by Guy, 2nd by Ingle to receive and file minor Certificates of Appropriateness HPB2005-265, 266, 267, 268, 270, 271 as presented. Motion carried unanimously (5-0). With #266 amended accordingly.

Item added to the Agenda.

- MINOR:** (HPC2005-00275) environs, East Douglas Ave Historic District
 APPLICANT: Bob Simpson – General Contractor, Simpsons Associates Constructions
 FOR: 125 N Emporia

Applicant proposes to install man door and overhead door on north elevation; reconfigure doors and windows in east elevation on one-story portion of building.

Motion #3 made by Edgington, 2nd by Willenberg to receive and file minor Certificates of Appropriateness HPB2005-275, as presented and that it does not encroach, damage or destroy the environs of the East Douglas Avenue Historic District. Motion carried unanimously (5-0).

7. **MAJOR:** (HPC2005-00269) Park Place/Fairview Historic District
 APPLICANT: Elba Bueno
 FOR: 1540 N Park Place

Applicant proposes to build 24 X 30, one-story detached garage, front-gable with triple-4 hardboard siding and composition shingle roof.

Motion #4 made by Edgington, 2nd by Ingle moved to approve the construction of the 24 x 30 detached garage with the condition that the ridge height is not to exceed 16 feet and the siding profile to match the house and that they use the triple 4 siding and put in a two overhead garage doors. Motion carried unanimously (5-0).

Other Item

St Anthony's Church has made application for a new Family Center, located to the south of the church; the church is only listed on the Local Register (just the windows in the church). This will not appear as an HPC case because of how the property is listed, it does not include the entire site.

Hiesterman in at 3:47.

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Discussion – Arena Neighborhood Plan, Dave Barber, Manager Advanced Plans Section

Dave Barber provided an updated overview of the Arena Neighborhood Redevelopment Plan, which included Public Comments summaries. Mr. Barber requested input from the Historic Preservation Board and their vision for the redevelopment of the selected area. Specific questions were to be addressed; 1. Describe the quality(ies) that you like along the paths; 2. Describe the qualities you dislike; 3. What quality(ies) made you identify these districts; 4. Are there any other considerations that should be added to the list and finally; 5. Are there particular qualities or items in the project area that stand out in your mind?

Kathy Morgan asked if the Plan Charrette - Public Meetings could be scheduled for the Historic Preservation Board to attend and provide input. It was suggested that a Special Meeting of the HPB be called in March.

2. Discussion – design of Arena building, Stephanie Knebel

Stephanie Knebel requested input regarding the design of the arena structure. Each board member listed their considerations.

ITEM NO. 9 ADJOURNMENT

Motion # 5 was made by Guy, 2nd by Johnson to adjourn at 4:35 p.m. Motion carried unanimously. (6-0)